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May 24, 2024

Via Email: sheryll@sellto1putt.com
One Putt Properties
Sheryll Chew

SUBJECT: Wetland Delineation Assessment
275 S Highway 17
East Palatka, FL 32177
Putnam County PIN: 39-10-27-7750-0080-0010

Dear Sheryll:

Thank you for contacting Carter Environmental Services, Inc. (CES). We appreciate the opportunity to be of service to you. The purpose of this wetland delineation was to determine the extent, configuration, and acreage of all onsite jurisdictional wetlands. CES conducted this wetland delineation pursuant to the current methodologies of the U.S. Army Corps of Engineers [(ACOE) 1987 Corps of Engineers Wetland Delineation Manual], Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District [(SJRWMD) Florida Unified Wetland Delineation Methodology, Chapter 62-340, F.A.C.].

This report was prepared for the sole use of our client, One Putt Properties, and their affiliated parties. Other entities may not rely on the results of this report without prior approval from CES.

Wetlands are defined by the state and federal government as *“those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation that is typically adapted for life in saturated soil conditions.”* Criteria that make up jurisdictional wetlands include hydrophytic vegetation (wetland plants), hydric soils, and evidence of hydrology. The ACOE requires all three criteria while the state agencies (SJRWMD and DEP) require only two of the three criteria to be present for wetland classification.

This wetland delineation has not been reviewed or approved by any environmental agencies and the findings of this report are subject to change if reviewed by the FDEP, SJRWMD or ACOE. Additionally, the wetland points taken during this assessment have sub-meter accuracy due to the limitations of our global positioning system (GPS) units. A survey of this wetland delineation is not included as part of our scope of work and may be required for permitting purposes. If necessary, please contact a licensed surveyor to survey this wetland delineation.

Generally, most local land development codes require an upland buffer landward of the state jurisdictional wetland line with additional building setbacks. Please check with the respective city and/or county to determine what setbacks may apply for the subject property.



This wetland delineation included a review of the relevant maps and images for the area which included: the USGS topographic quadrangle (Figure 1), the National Wetlands Inventory (NWI) map, the *Soil Survey of Putnam County, Florida*, LiDAR imagery, Google Earth imagery, 1984 NHAP Color Infrared Photography, and other aerial photographs of the project vicinity. This was followed by an on-site pedestrian review of the property.

The subject property consists of Putnam County parcel ID: 39-10-27-7750-0080-0010 which is located at 275 S Highway 17 and totals approximately ± 3.25 acres in size. The site reconnaissance occurred on March 19, 2024 and revealed that the western portion of the property consisted of wetlands (± 2.03 acres) adjacent to the St. Johns River. The remaining ± 1.22 acres on the eastern portion of the subject property consist of grassed/forested uplands.

Any proposed impacts to onsite wetlands or upland buffers will require a permit from either FDEP, SJRWMD and/or ACOE. CES hopes that the information provided in this report will be of assistance during your due diligence period, planning or building phases, permitting process or other requirements. Please contact CES if you have any questions regarding our findings or need additional information regarding wetland permitting.

Sincerely,

Carter Environmental Services

A handwritten signature in black ink that reads "Ben Briegel".

Ben Briegel
Project Scientist
(904) 540-1786

Enclosures: Location Map – Figure 1
Wetland Delineation Assessment Map – Figure 2



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Location Map

275 S US-17

Project:	5.24080
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Putnam County, FL

Date: May 23 2024

Figure:

1





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Wetland Delineation Assessment Map

275 S US-17

Project: 5.24080

Putnam County, FL

Date: Mar 21 2024

Figure:

2

